

Preliminary for Review

MINUTES

STATE BUILDING COMMISSION MEETING

DECEMBER 11, 2008

The State Building Commission met this day at 10:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

10:12 a.m.	Department of Environment and Conservation	Commissioner Jim Fyke
10:20 a.m.	Tennessee Wildlife Resources Agency	Dwight Hensley
10:22 a.m.	Military Department	General Gus Hargett
10:23 a.m.	Department of Transportation	Commissioner Gerald Nicely
10:26 a.m.	Department of Correction	Commissioner George Little
10:33 a.m.	University of Tennessee	Dr. John Petersen
10:34 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
10:50 a.m.	Department of Finance and Administration	
10:51 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
Ron Ramsey, Lieutenant Governor
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Dave Goetz, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Mike Fitts, State Architect	Jerry Preston, Tennessee Board of Regents
Georgia Martin, State Architect's Office	Diane Uhler, Tennessee Board of Regents
Alan Robertson, State Architect's Office	George Criss, University of Tennessee
Charles Harrison, Comptroller's Office	Gary Rogers, University of Tennessee
Mark Wood, Secretary of State's Office	Tim McKeehan, University of Tennessee
Dave Thurman, Legislative Budget Office	Stephanie Steele, THEC

John Carr, Finance and Administration
Nancy Blevins, Finance and Administration
Terry Mason, Finance and Administration
Col. Bill Wenzler, Military Department
Sandra Thompson, Bond Finance
Rosemary Jackson, Walters State Community
College
Wade McCamey, Walters State Community
College
Jeff Johnson, McCarty Holsaple McCarty
Architects
Bob McKee, Select Oversight Committee on
Correction
George Hyfantis, QE2
Bob Qualey, Real Property Administration
J.J. Perdue, Department of Environment and
Conservation
Murray Crow, Department of Environment and
Conservation
Lew Moran, Tennessee State University
Melvin Johnson, Tennessee State University
Penny Stafford, Real Property Administration
Paul Degges, Department of Transportation
Alan Durham, Department of Transportation
Ron Brooks, Tennessee State University
Carl Manka, Tennessee Board of Regents
David Gregory, Tennessee Board of Regents
Cynthia Brooks, Tennessee State University

Speaker Naifeh called the meeting to order at 10:12 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:12 a.m.

Commissioner Jim Fyke requested action on the following matters.

JOHNSONVILLE STATE HISTORIC PARK, HUMPHREYS COUNTY, TENNESSEE

- 1) Approved a grant in the amount of \$85,000.00 to the City of New Johnsonville Water Company to reimburse for the actual cost for design and construction of a 6" line for both fire suppression and drinking water for the future **Welcome Center** at Johnsonville State Historic Park, Humphreys County, Tennessee.

Estimated Project Cost: **\$1,610,000.00**
SBC Project No. 126/004-01-2007

REELFOOT LAKE STATE PARK, OBION COUNTY, TENNESSEE

- 1) Commissioner Fyke presented a request for approval of a project and acknowledgment of the source of funding for **Demolition / Cleanup** of buildings destroyed by fire at Reelfoot Lake State Park, Obion County, with work to be accomplished by Director Order contract. He stated that, on November 20, the Air Park Inn suffered heavy fire damage and debris from the fire remained as a hazard to the Park visitors so the Department would like to demolish and remove the remaining structure as quickly as possible. He said this was just to repair what had been damaged by the fire and that they have some money in capital projects to relocate the cabins by the lake. When asked about the kitchen, he said it was closed as it didn't create enough traffic. Speaker Naifeh said he hoped the Department will look into relocating the cabins by the lake. Comptroller Morgan asked if it would be appropriate to release the money so they could do that, and Mr. Fitts responded that Commissioner Goetz needed to be involved in that decision. Speaker Naifeh said that he was pleased that they were looking at relocating the cabins. Commissioner Fyke's request was then approved.

Estimated Project Cost: **\$50,000.00**
SBC Project No. 126/084-01-2008

LONG HUNTER STATE PARK, DAVIDSON COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Fishing Pier Replacement** at Long Hunter State Park, Davidson County, Tennessee.

Estimated Project Cost: **\$175,000.00**
SBC Project No. *126/115-01-2008*

BIG CYPRESS TREE STATE PARK, WEAKLEY COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **New Boardwalk** at Big Cypress Tree State Park, design and construction accomplished by Departmental consultant and Friends of Big Cypress Tree.

Estimated Project Cost: **\$125,000.00**
SBC Project No. *126/113-01-2008*

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Comptroller Morgan asked Commissioner Fyke to remain. Speaker Naifeh introduced Burney Durham who read a State Building Commission Resolution honoring Commissioner Fyke for his accomplishments and public service. The Commission noted that the Department of Environment and Conservation won the prestigious National Recreation and Park Association's 2009 Gold Medal Award for excellence in the Tennessee State Park system.

TENNESSEE WILDLIFE RESOURCES AGENCY

10:20 a.m.

Dwight Hensley requested action on the following matter.

ROYAL BLUE WILDLIFE MANAGEMENT AREA, CAMPBELL COUNTY, TENNESSEE

- 1) Dwight Hensley presented a request for approval of a revision in funding and acknowledgment of the source of funding from \$205,000.00 to \$239,000.00 (\$34,000.00 increase) for **Royal Blue Office Building** at Royal Blue Wildlife Management Area, Campbell County, Tennessee. Comptroller Morgan questioned the use of Wetland Funds for the increase stating that the law was pretty clear so not to set a precedent. Mr. Hensley said it was his understanding that the legal staff had reviewed the request and confirmed the source. The Commission referred the matter to the Subcommittee, with authority to act, to resolve the funding issue.

Revised Estimated Project Cost: \$239,000.00
SBC Project No. 220/020-04-2007

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MILITARY DEPARTMENT

10:22 a.m.

General Gus Hargett requested action on the following matters.

EAST CENTRAL - STATEWIDE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$512,495.24 to \$677,495.24 (\$165,000.00 increase) for **East Central Armory Reroofs, Statewide**, to include reroofing two storage buildings at Knoxville, Tennessee.

Revised Estimated Project Cost: **\$677,495.24**

SBC Project No. 361/000-06-2004

READINESS CENTER, CONCORD, KNOX COUNTY, TENNESSEE

- 1) At the Department's request, the Commission deferred action to revise the scope of a project for **TEMA Building 310 Codes Upgrade** at Concord, Knox County, to add reroofing to both the Communications Building (00004) and the Storage Building (00024) to the scope of work.

Estimated Project Cost: **\$550,000.00**

SBC Project No. 361/047-02-2007

READINESS CENTER, SPARTA, WHITE COUNTY, TENNESSEE

- 1) Approved a request for a revision in scope and source of funding to include replacement of Drill Hall windows to a project for **HVAC & Controls Replacement** at Sparta, White County, Tennessee.

Estimated Project Cost: **\$630,000.00**

SBC Project No. 361/087-01-2007

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DEPARTMENT OF TRANSPORTATION

10:23 a.m.

Commissioner Gerald Nicely requested action on the following matters.

QUARTERLY STATUS REPORT

- 1) After discussion, the Commission accepted the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002".

REGION 3 - NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for the **Region 3 – Computer Room Modification** for disaster recovery in Nashville, Tennessee with design, bid, and supervision by TDOT.

Estimated Project Cost: **\$176,000.00**
SBC Project No. *243/020-03-2008*

STATEWIDE

- 1) Approved a project and acknowledgment of the source of funding for **Machinery Sheds, Phase 2**, at maintenance facilities, statewide, with design and supervision by TDOT.

Estimated Project Cost: **\$1,230,000.00**
SBC Project No. *245/000-01-2008*

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DEPARTMENT OF CORRECTION

10:26 a.m.

Commissioner George Little requested action on the following matters.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$2,600,000.00 to \$1,800,000.00 (\$800,000.00 decrease) for **Statewide – Security Locks & Hinges**.

Revised Estimated Project Cost: **\$1,800,000.00**
SBC Project No. *140/001-04-2007*

TURNEY CENTER, ONLY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$3,223,000.00 to \$4,023,000.00 (\$800,000.00 increase) for **Electronic Control System Upgrade** at Turney Center, Only, Tennessee. The Commission questioned the federal requirements regarding the "Religious Practices Act". Commissioner Little replied that it not only covers religious practices, but construction access to certain spaces. He said it would allow monitoring of activities as religion is sometimes used as a front for criminal activity in prison. After discussion, the Commission approved the request as presented.

Revised Estimated Project Cost: **\$4,023,000.00**
SBC Project No. *142/005-01-2004*

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$12,500,000.00 to \$11,150,000.00 (\$1,350,000.00 decrease) for **Security Electronics Upgrades – Statewide**.

Revised Estimated Project Cost: **\$11,150,000.00**
SBC Project No. *140/001-03-2007*

NORTHWEST CORRECTIONAL COMPLEX, TIPTONVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$2,450,000.00 to \$3,800,000.00 (\$1,350,000.00 increase) for **Security Electronics Upgrade** at Northwest Correctional Complex, Tiptonville Tennessee.

Revised Estimated Project Cost: **\$3,800,000.00**
SBC Project No. 142/016-01-2005

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UNIVERSITY OF TENNESSEE

10:33 a.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE, KNOXVILLE, TENNESSEE

- 1) Approved a request to allocate funding and authorization to proceed with a project for **McKenzie Lawson Center Addition** at University of Tennessee, Knoxville, Tennessee.

Estimated Project Cost: **\$39,000,000.00**
SBC Project No. 540/009-10-2008

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$45,165,500.00 to \$45,565,500.00 (\$400,000.00 increase) for **Sorority Housing** at the University of Tennessee, Knoxville, to include construction of a support facility for the sororities.

Revised Estimated Project Cost: **\$45,565,500.00**
SBC Project No. 540/009-19-2007

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TENNESSEE BOARD OF REGENTS

10:34 a.m.

Chancellor Charles Manning requested action on the following matters.

Statewide

- 1) Approved a request for a revision in estimated project cost and funding, from \$9,433,187.89 to \$9,933,187.89 (a \$500,000.00 increase), and acknowledgement of source of funding for **CFC Chillers Replacements (Part 2)** for Systemwide programs.

Revised Estimated Project Cost:	\$9,933,187.89
SBC Project No.	166/000-02-2001

East Tennessee State University, Johnson City, Tennessee

- 1) Approved a request for a revision in estimated project cost from \$1,515,500.00 to \$1,265,000.00 (a \$250,500.00 decrease) and acknowledgment of source of funding for **Electrical Repair & Replacement** at East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost:	\$1,265,000.00
SBC Project No.	166/005-05-2007

- 2) Approved a request for a revision in estimated project cost from \$3,143,500.00 to \$3,394,000.00 (an \$250,500.00 increase) and acknowledgment of source of funding for **Electrical Repair & Replacement** at East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost:	\$3,394,000.00
SBC Project No.	166/005-02-2004

- 3) Approved a project and acknowledgment of source of funding for **Surface Parking** at East Tennessee State University in Johnson City, Tennessee, and the selection of Reedy & Sykes Architecture to design and supervise the project.

Estimated Project Cost	\$1,400,000.00
SBC Project No.	166/005-08-2008

Tennessee Technological University, Cookeville, Tennessee

- 1) Approved a request for a revision in scope for **Housing Fire Safety Upgrades** at Tennessee Technological University in Cookeville, Tennessee.

Estimated Project Cost	\$2,318,000.00
SBC Project No.	166/011-06-2006

University of Memphis, Memphis, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$42,000,000.00 to \$42,500,000.00 (a \$500,000.00 increase), and acknowledgement of source of funding for **Law School Program Renovations** at the University of Memphis in Memphis, Tennessee.

Revised Estimated Project Cost:	\$42,500,000.00
SBC Project No.	166/007-13-2005

Volunteer State Community College, Gallatin, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$610,000.00 to \$735,000.00 (a \$125,000.00 increase), and acknowledgment of source of funding for **Parking & Sidewalk Repair/Replacement** at Volunteer State Community College in Gallatin, Tennessee.

Revised Estimated Project Cost:	\$735,000.00
SBC Project No.	166/025-01-2007

Small projects per TCA § 49-7-132 and SBC Policy 2.01(A) 3

(multiple local expenditures each under \$100,000 that in six months exceed \$100,000 on a single building)

- 1) Approved a project and acknowledgement of source of funding for **Honors Building** at the University of Memphis in Memphis, Tennessee.

Estimated Project Cost:	\$130,000.00
SBC Project No.	166/007-08-2008

Tennessee State University, Nashville, Tennessee

- 1) Approved the **Master Plan** at Tennessee State University, in Nashville, Tennessee, as presented by Boarman Kroos Vogle Group, Inc.

Estimated Project Cost \$300,000.00
SBC Project No. 166/001-01-2006

Walters State Community College, Morristown, Tennessee

- 1) Approved the **Master Plan** at Walters State Community College in Morristown, Tennessee, as presented by McCarty Holsaple McCarty, Inc.

Estimated Project Cost: \$110,000.00
SBC Project No. 166/023-02-2006

Discussion of Bids

- 1) **Southwest Tennessee Community College, Memphis**
(Farris Complex Fire Safety Corrections)
SBC Project No. 166/033-02-2004
Bid date: 12-03-2008
SBC Action: No action required
- 2) **Tennessee Technology Center @ Newbern, Newbern**
(HVAC Update)
SBC Project No. 166/076-01-2007
Bid date: 12-03-2008
SBC Action: No action required
- 3) **Tennessee Technology Center @ Harriman, Harriman**
(Wash Bay and Parking Lot Repairs)
SBC Project No. 166/048-01-2007
Bid date: 12-03-2008
SBC Action: No action required
- 4) **East Tennessee State University, Johnson City**
(Fire Alarm System Replacement)
SBC Project No. 166/005-08-2005
Bid date: 12-03-2008
SBC Action: No action required
- 5) **Middle Tennessee State University, Murfreesboro**
(Underground Electrical Update)
SBC Project No. 166/009-04-2004
Bid date: 12-03-2008
SBC Action: No action required

- 6) **University of Memphis, Memphis**
(Engineer. Cmplx HVAC/Fire Sys. Modernization Ph I)
SBC Project No. 166/007-02-2006
Bid date: 12-10-2008
SBC Action: Referred to Subcommittee with authority to act
- 7) **East Tennessee State University, Johnson City**
(Dome Handrail and Secondary Electrical Replacement)
SBC Project No. 166/005-04-2007
Bid date: 12-10-2008
SBC Action: Referred to Subcommittee with authority to act
- 8) **Austin Peay State University, Clarksville**
(Infrastructure Improvements)
SBC Project No. 166/003-02-2007
Bid date: 12-10-2008
SBC Action: Referred to Subcommittee with authority to act
- 9) **Tennessee Technological University, Cookeville**
(Campus-wide Elevator Update)
SBC Project No. 166/011-01-2007
Bid date: 12-10-2008
SBC Action: Referred to Subcommittee with authority to act

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DEPARTMENT OF FINANCE AND ADMINISTRATION

10:50 a.m.

STATEWIDE

- 1) Approved a request to issue an RFP for identification and selection of a consultant to provide **Statewide Management Assistance**, subject to the RFP being approved by the Subcommittee.

SBC Project No. 529/000-05-2008

DISCUSSION OF BIDS

- 1) **Mental Retardation Centers**
(Intermediate Care Facilities)
SBC Project No. 346/000-05-2005
Bid date: 12/09/08
SBC Action: No action required
- 2) **Western Mental Health Institute**
(Essential Maintenance - Elevator Repairs)
SBC Project No. 344/015-01-2006
Bid date: 12/10/08
SBC Action: No action required

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on November 13, 2008.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

- 1) **Volunteer State Community College**
(Parking and Sidewalk Repair / Replacement)
Change Order No. 2
Change Order Amount: \$51,256.25
Change Order Percent: 11.58
Cumulative Percent 2.57
SBC Project No. 166/025-01-2007
- 2) **Tennessee Technology Center at Ripley**
(Mechanical System Updates)
Change Order No. 2
Change Order Amount: \$23,795.77
Change Order Percent: 22.34
Cumulative Percent 32.63
SBC Project No. 166/000-02-2006
- 3) **University of Memphis**
(Wilder Tower Brick Façade Restoration)
Change Order No. 1
Change Order Amount: \$221,680.60
Change Order Percent: 10.15
Cumulative Percent 10.15
SBC Project No. 166/007-04-2006
- 4) **Veterans Home Board**
(Murfreesboro Renovations & Repairs)
Change Order No. 13
Change Order Amount: \$62,190.91
Change Order Percent: 6.76
Cumulative Percent 55.65
SBC Project No. 680/000-01-2005

SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on October 20, 2008.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended:

- 1) **East Tennessee State University**
(Surface Parking)
Estimated Project Cost: \$1,400,000.00
SBC Project No. 166/005-08-2008
Designer: **REEDY & SYKES ARCHITECTURE**
- 2) **University of Tennessee Knoxville**
(Estabrook Building Renovation)
Estimated Project Cost: \$18,200,000.00
SBC Project No. 540/009-24-2005
Designer: **Rescind selection of PRO2SERVE and
replace with I.C. THOMASSON on joint
venture with GRIEVE ASSOCIATES
ARCHITECTS**
- 3) **Volunteer Training Site – Smyrna**
(USPFO Warehouse – Preplan)
Estimated Project Cost: \$12,500,000.00
Estimated Planning Cost: \$ 500,000.00
SBC Project No. 361/079-01-2008
Designer: **BUCHART-HORN / BARGE CAUTHEN,
A JOINT VENTURE**

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At the conclusion of the meeting, State Architect Mike Fitts introduced Nancy Blevins, Department of Finance and Administration Accounting Manager for capital projects. He informed the Commission that, after 33 years of loyal service, Ms. Blevins was retiring from State government to spend more time with her three recently adopted sons. He said she has been a valuable asset to the State and the Building Commission. Speaker Naifeh commented that her reason for leaving was a worthy one and complimented her on her work for the State. Comptroller Morgan emphasized the contributions she had made to the State and Speaker Naifeh invited Ms. Blevins to the podium where she remarked that she had enjoyed working with the State and the Commission. At the end of her remarks, the Commission gave her a round of applause.

There being no further business, the meeting adjourned at 10:52 a.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration